

Mr Dave Auster
NSW Department of Planning Environment
Email: dave.auster@dpie.nsw.gov.au

10 October 2023

Dear Dave,

270 Horsley Road Milperra - Mount St Joseph's College

Submission to SSD-51147710

This letter has been prepared by Sydney Catholic Schools (SCS) in response to the proposed new State Significant Development (SSD-51147710) at 270 Horsley Road. SSD-51147710 proposes the construction and operation of a multi-level warehouse and distribution centre, which is to be located across the road from Mount St Joseph's College (MSJ), a secondary school for girls.

The application is on exhibition from 13 September to 10 October 2023. The intent of this letter, as agreed with the Department of Planning and Environment, is to present the key areas of concern that SCS have for SSD-51147710. This letter will be followed up with a detailed submission. We appreciate DPE's flexibility in this approach, and hope that the feedback provided in this letter and the detailed submission assist in minimising negative impacts of the proposal, and maximising positive outcomes for the community.

SCS's concerns relate to the following areas:

Cumulative Impact on Mount St Joseph College

SCS are aware that there are several new and proposed developments within the vicinity of MSJ College. Whilst some of these developments have been identified and discussed in the EIS and supporting documentation for SSD-51147710, these developments are of a similar industrial nature to what is proposed. The EIS identifies that a planning proposal to rezone the Western Sydney University Site to create a new residential neighbourhood is currently under consideration by the Cof Canterbury-Bankstown. However, this proposal has not been included in the cumulative impact assessment despite the scale of the proposal.

SCS holds concerns over the cumulative impact of the proposed development at 270 Horsley Road and these other proposed developments on the ability for Mount St Joseph College to continue to operate efficiently and safely, and potentially expand in the future.

Cumulative Impact to Local Infrastructure

Concerns are raised by SCS on the broader ability for local infrastructure to support the level of development that is occurring in the area. As discussed above, there are several projects that are in various stages of development in the Milperra area. The MSJ College site has also recently expanded through the acquisition of land previously owned by Western Sydney University. This acquisition could lead to expansion of the College in the future, to support the growing residential population of



the area. It is therefore necessary to consider how the cumulative impact of these developments could strain local infrastructure and stress the ability to access MSJ.

We encourage DPE to consider the need for the preparation of a precinct wide Traffic Impact Study, which considers all current and future stakeholder projects in the area, to provide a holistic approach to infrastructure planning. SCS are interested in maximising the positive development outcomes of the proposal and ensuring that accessibility to MSJ College is protected.

In addition to the above key issues, SCS will also consider in more detail impacts on MSJ in terms of:

- Noise
- Air Quality
- Urban Heat
- Vehicular and pedestrian conflict
- Student, staff and visitor safety

SCS will provide a more considered and detailed submission on these matters prior to 20 October 2023 and trust that DPE will take into account our concerns in its assessment of 51147710.

We look forward to further engaging with DPE on this project.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "Glenn McLachlan".

Glenn McLachlan
Director of Finance and Property